

Loudoun County Proffer Policies

Housing Commission
June 10, 2019

Presentation Overview

- Growth and Its Impacts
- Proffer Policy in Loudoun County
- Impact Fee Policy Statement
- Questions





Growth and Its Impacts

Population Growth

• Population - 30% increase

o 2010 Census: 312,311

2018 Estimate: 406,355

Public School Enrollment - 34% increase

o 2010-2011: 63,220

○2018-2019: 84,485





Residential Building Permits Issued

Calendar	Single-Family	Single-Family		
Year	Detached	Attached	Multi-Family	Totals
2010	1008	937	0	1945
2011	1047	1197	734	2978
2012	1301	1514	1049	3864
2013	1688	1525	2205	5418
2014	1693	1039	978	3710
2015	1460	1084	1280	3824
2016	1420	1060	880	3360
2017	1454	1015	1391	3860
2018	1287	1087	1362	3736
2019 to date	585	476	461	1522



Capital Facilities Built Since FY 2010

Facility Type	Number of Facilities	Locations
Schools	14	Countywide
Fire Stations	7	Lansdowne, Moorefield, Purcellville, Brambleton, Kincora, Loudoun Heights, Kirkpatrick
Sheriff Stations	4	Eastern Loudoun, Ashburn, Leesburg, Round Hill
Parks	2	Bolen, Brambleton
Libraries	2	Gum Spring, Brambleton
Recreation Centers	2	Dulles Multi-Purpose Center; North Street Building
Others	6	Adult Detention Center, Youth Shelter, ECC/E-911 Call Center, Emergency Homeless Shelter Addition, Group Home, Eastern Respite Center



Transportation Projects Built Since FY 2010

Project Type	Number of Projects	Locations
Park and Ride Lots	6	Ashburn, Leesburg, Harmony, East Gate, Dulles Town Center, Stone Ridge
Trail/Sidewalk Segments	5	Claude Moore Park Pedestrian Trail, Potomac View Road, River Creek Parkway, Sterling
Missing Road Segments	11	Crosstrail Boulevard (2), Gloucester Parkway, Riverside Parkway (2), Russell Branch Parkway, Claiborne Parkway (Ryan to Croson), Croson Lane, Mooreview Parkway, Tall Cedars Parkway, Woods Road
Interchanges	3	Pleasant Valley Drive & Braddock Road, Route 7/Belmont Ridge Road, Route 7/Loudoun County Parkway
Road Improvements	6	Sycolin Road, Route 7, Smith Switch Road, Belmont Ridge Road, Route 606 Widening, Route 772 Connector Bridge



Amended FY 2019-2024 Capital Improvement Program (CIP)

- Total: \$2.4 billion
- Transportation is largest expenditure 49%
- School Projects 21% or \$521.9 million
- Proffers make up 2% of CIP



Loudoun 2019 Comprehensive Plan

New Comprehensive Plan to be completed June 2019

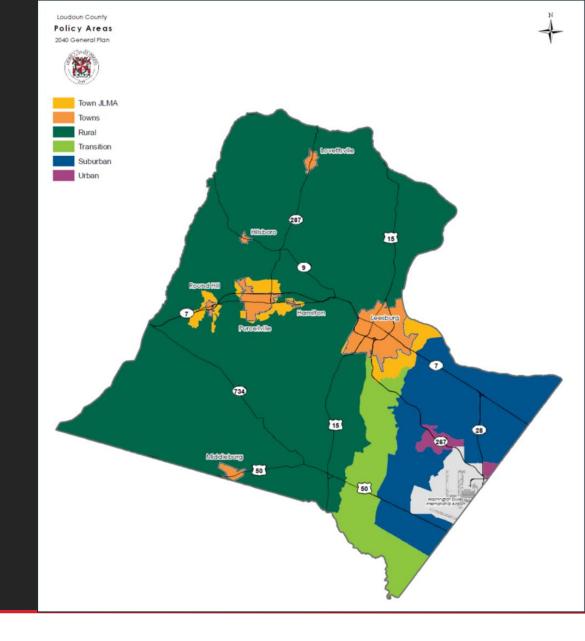
 Outlines where growth is expected through Urban, Suburban, Transition, and Rural Policy Areas

 Outlines proffer policies and provides framework for calculating capital facility contributions



GP Chapter 2: Land Use

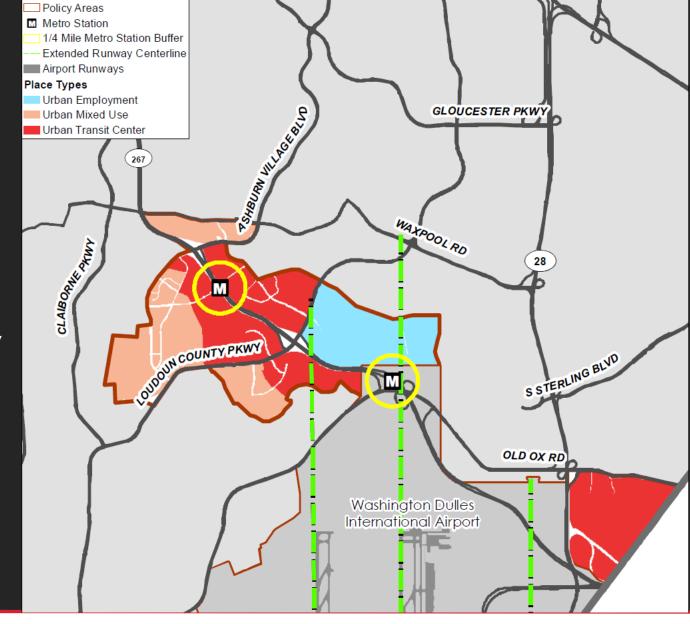
- Quality Development
- Infill and Redevelopment
- Urban Policy Areas
- Suburban Policy Area
- Transition Policy Area
- Rural Policy Area, Including Rural Historic Villages
- Towns and Joint Land Management Areas





<u>Urban Policy Area</u>

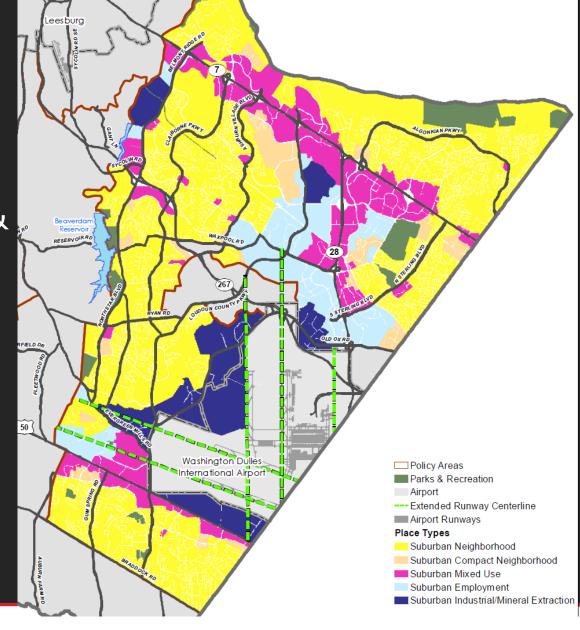
- Incorporates Prior Silver Line CPAM Area
- Promotes an Urban Environment
- Concentrates High Density Growth Around Metro
- Flexible Land Uses: Employment, Residential, Entertainment, Retail, etc.
- Three Place Types: Transit
 Center, Mixed-Use, Employment





Suburban Policy Area

- Eliminates Keynote Employment and introduces new Place Types:
 - OSuburban Employment: Office, Data Centers, Light Production, Research & Development, Flex, Retail/Commercial
 - oSuburban Mixed-Use: Retail/Commercial, Office, Entertainment, Hotel, Multi-Family Residential, Small Lot Single Family Attached and Detached, etc.
- Increased Density in Infill and Revitalization Areas

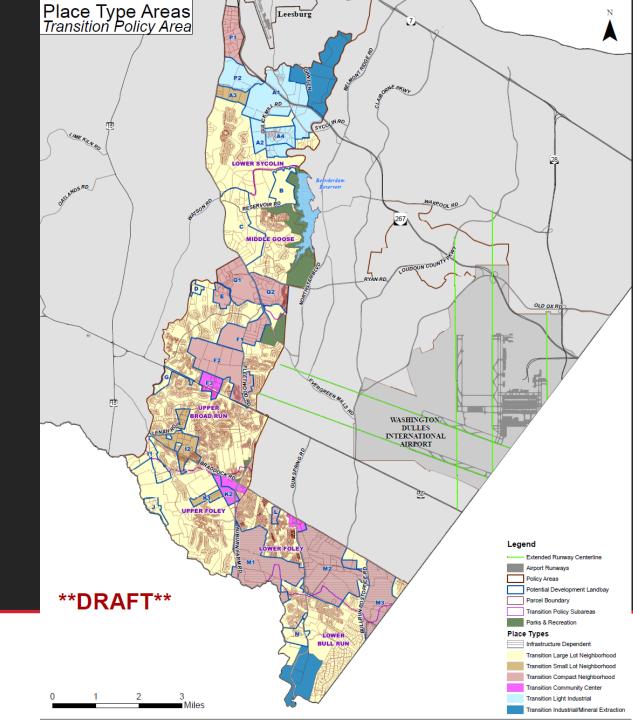




Transition Policy Area

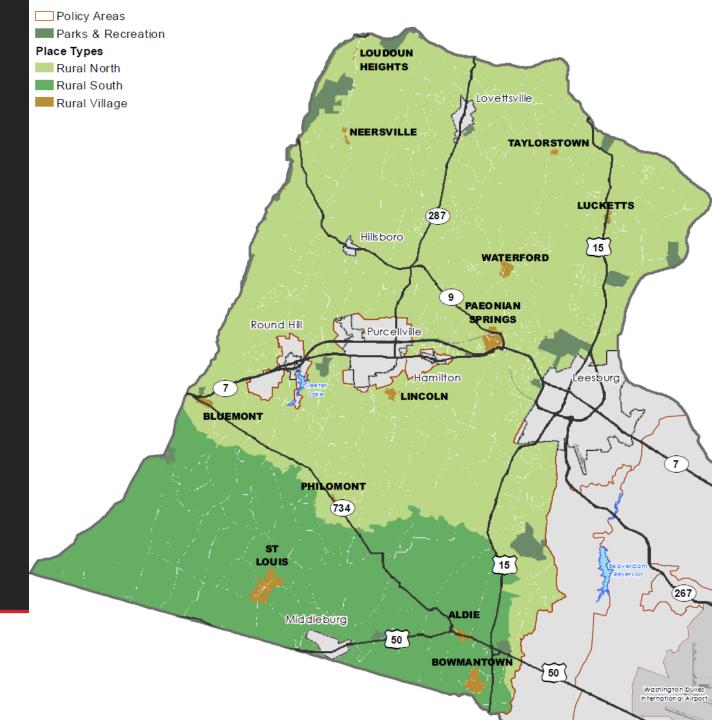
- Proposes Increased Density in Targeted Areas
- Allows Limited Commercial Uses to Serve Community
- Expansion of Light Industrial Along Sycolin Road Corridor
- Expands the Small Area Plan Boundary to include the Entirety of the TPA





Rural Policy Area

- Includes Rural Historic Villages
- No Changes to Allowed Densities, Development Patterns, Uses, or Subdivision Options
- Protects Rural Economy Uses







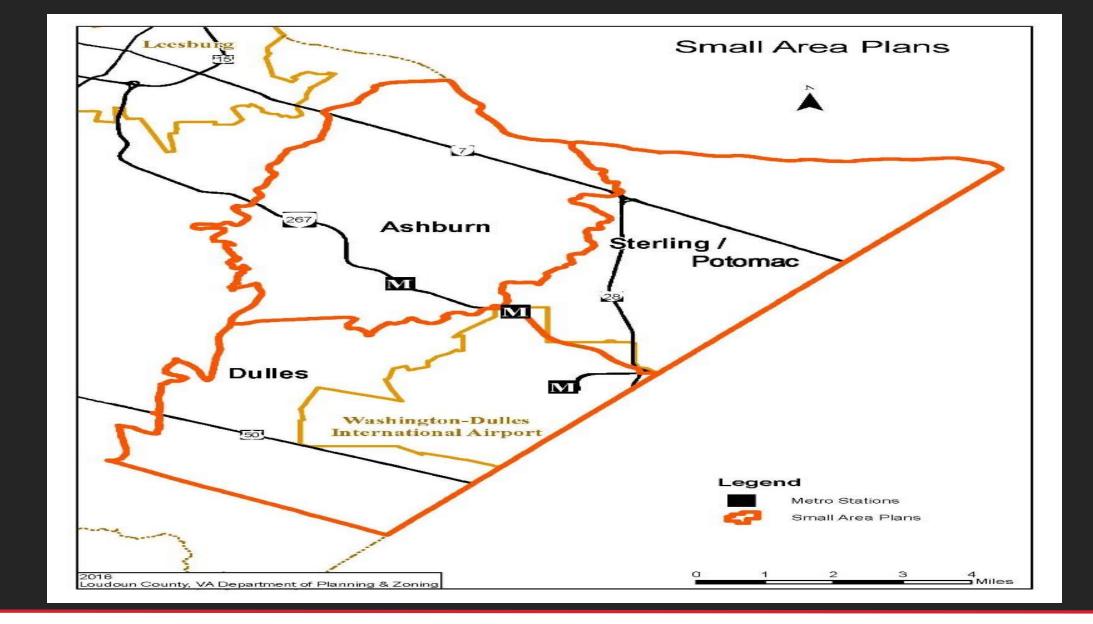
Proffer Policy in Loudoun County



Proffer Policy Updated in 2016

- Proffers must meet definition of reasonable proffer set out in Virginia Code Section 15.2-2303.4
- County developed Small Area Plans that include metro stations: parcels are exempt from 15.2-2303.4 within plan areas
- In all other areas, County accepts proffers consistent with Virginia Code Section 15.2-2297- no cash or offsite proffers accepted







Proffer Policies

- Where permitted by law, the County will structure residential proffer guidelines on a per-unit basis, based upon the respective levels of public cost of capital facilities generated by various types of dwelling units
- Thus in a rezoning application that increases density above the base density allowed, the County determines impacts of the increased population density by evaluating the impact of the application to the County's development of capital facilities. This is done on a per unit basis.



Evaluating and Funding Capital Facility Needs

Capital Capital Capital Intensity Factor (CFS) (CNA) (CIF)

Integrated approach to land use and fiscal planning





Capital Facilities Standards (CFS)

- CFS involves four main components
 - 1. Types of capital facilities County would like to develop in quantities that are driven by demographic and geographic considerations
 - 2. Typical square footage to be developed for each type of facility
 - 3. Acreage required to site the facility
 - 4. Demographic or geographic factors by which a new facility is "triggered" to begin development
- CFS is reviewed by Fiscal Impact Committee



Examples of CFS

Capital Facility	Building Square Footage	Up to Acres	Standard
Sheriff Station	18,000	5.00	1:100,000 population
Fire Station- East	13,000-20,000	5.00	1:25,000 population
Fire Station- West	13,000-20,000	5.00	1:10,000 population
Library	40,000	7.00	0.6 square feet per capita





Capital Needs Assessment (CNA)

CNA uses the County's projected population growth and adopted CFS to identify the type and number of capital facilities needed over a 10-year planning period, beyond Capital Improvement Program (CIP) timeframe, to maintain the County's desired levels of service

- How is CNA used?
 - To identify potential projects for future funding consideration in CIP
 - To help identify the County's future capital needs when negotiating potential cash, land and in-kind proffer contributions as part of a rezoning application





Capital Intensity Factor (CIF)

- CIF establishes an estimate of the average capital costs associated with a new residential unit in Loudoun
- Represents the calculated cost per housing unit required to offset the impact to the County's development of capital facilities as a result of increased population density allowed by an approved rezoning
- CFS, CNA and CIF all reviewed by Fiscal Impact Committee



Capital Facility Contribution

Ranges, depending on geographic area of the County:

Housing Unit Type	Standard Total CIF	Age Restricted & Continuing Care CIF
Single Family Detached	\$28,564 - \$56,735	\$6,591 - \$22,489
Single Family Attached	\$22,488 - \$40,500	\$5,949 - \$18,384
Multi-Family	\$ 9,323 - \$19,139	\$3,793 - \$11,720
Multi-Family Stacked	\$16,408 - \$30,115	\$4,659 - \$14,398



Capital Facility Contributions Exemptions

No cash proffer contributions are collected for:

- Housing units allowed under prior base density
- Affordable Dwelling Units

Cash proffer contributions are reduced:

- based on the value of land and in-kind proffers dedicated to the County by developers
- ofor regional road improvements provided by the developer





Impact Fee Policy Statement



Impact Fee Policy Statement

- Oppose any proposal for replacing proffers with development impact fees, if such a change would diminish the amount of such capital assistance received by localities.
- Loudoun County would be concerned with any proposal that does not provide a mechanism by which the County can address impacts of additional housing units





Questions?

